



Dickens Heath Road, Dickens Heath

Offers Around £659,950

- RECEPTION HALL & GUEST WC
- CONSERVATORY & STUDY
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- GOOD SOUTHERLY REAR GARDEN
- LOUNGE & DINING ROOM
- BREAKFAST KITCHEN & UTILITY
- TWO EN SUITES
- DOUBLE GARAGE & DRIVEWAY
- VIEWING ESSENTIAL & NO CHAIN

Dickens Heath Road forms one of the main artery roads through the modern village of Dickens Heath. The development benefits from the close proximity of open countryside and the canal, where canal side walks will take you through to Birmingham Centre and Earlswood Lakes. The village boasts its own junior and infant school, and secondary education can be found at nearby Solihull secondary schools, including Light Hall and Alderbrook. Education facilities are subject to confirmation from the local Education Department.

The main shopping centre of nearby Shirley offers a wide choice of supermarkets, convenience and speciality stores, restaurants and hostelrys, and there are frequent bus services along the A34 into Birmingham city centre and Solihull town centre boasting the vibrant and modern Touchwood Development offering shopping facilities and evening entertainment.

Shirley has its own train station in Haslucks Green Road, providing a service to Birmingham city centre and Stratford-upon-Avon, and also close to the village is Whitlocks End Railway Station which also provides a service to these destinations.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park, and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business and leisure park, and onto the Blythe Valley Business Park, which can be found at the junction with the M42 motorway, providing access to the midland motorway network. A short drive down the M42 to junction 6 will find National Exhibition Centre and Birmingham International Airport and Railway Station.

An ideal location therefore, for this very well presented detached house which was originally constructed by Bryant Homes to their 'Belmont' design and has been considerably improved by the current owners. Occupying a generous plot that affords the new owners space to extend over time (subject to planning permissions) and benefits from good sized gardens to the surround and a prominent position adjacent to the village green. The property is set back from the road behind a foregarden with paved pathway access that leads to the

CANOPY PORCH

Having slate tiled flooring, coach lamp point and part double glazed door opening to the

RECEPTION HALLWAY



Having tiled flooring, recessed ceiling spotlights, central heating radiator, staircase rising to the first floor accommodation and doors opening to the lounge, study, kitchen and

GUEST CLOAKS WC



Having UPVC double glazed window to the side, ceiling light point, central heating radiator, tiled flooring, low level WC and vanity unit with inset wash hand basin



STUDY

8'2" x 6'2" (2.49m x 1.88m)

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

LOUNGE

17'9" into bay x 12'0" (5.41m into bay x 3.66m)



Having UPVC double glazed bay window to the front, two ceiling light points, two central heating radiators, feature deep moulded covered cornicing to the ceiling and double opening doors leading to the

DINING ROOM

12'0" x 8'7" (3.66m x 2.62m)



Having UPVC double glazed bay window with inset door opening to the conservatory, tiled flooring, ceiling light point, central heating radiator and door opening to the kitchen

CONSERVATORY

12'2" x 9'2" (3.71m x 2.79m)



Having UPVC double glazed windows and double opening doors to the rear garden, ceiling light point and central heating radiator

BREAKFAST KITCHEN

12'0" x 10'7" (3.66m x 3.23m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, tiled flooring, door to the utility room and being fitted with a range of wall and base mounted storage units with work surfaces over having inset 1.5 bowl sink and drainer with mixer tap, integrated electric double oven, 5 burner gas hob with extractor canopy over, space for an American style fridge freezer and peninsular breakfast bar



UTILITY ROOM
8'11" x 5'8" (2.72m x 1.73m)



Having part double glazed door to the rear garden, UPVC double glazed window to the rear, ceiling light point, central heating radiator, open access to useful understairs storage cupboard, tiled flooring and being fitted with wall and base mounted storage units with work surfaces over having inset sink and drainer, space and plumbing for washing machine and additional appliance

FIRST FLOOR LANDING

Having UPVC double glazed window to the side, recessed ceiling spotlights, central heating radiator, staircase rising to the second floor accommodation and doors off to three bedrooms and bathroom

BEDROOM TWO
16'1" x 12'0" (4.90m x 3.66m)



Having UPVC double glazed window to the front, ceiling light point, two central heating radiators, built in wardrobes and door opening to the

EN SUITE SHOWER ROOM



Having UPVC double glazed window to the side, ceiling light point, central heating radiator, wall and floor tiling, recessed shower enclosure with hinged glazed screen and spotlight, vanity unit having inset wash hand basin and concealed cistern WC

BEDROOM THREE
13'8" x 9'1" (4.17m x 2.77m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobe

BEDROOM FOUR
13'4" x 9'1" (4.06m x 2.77m)

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in wardrobe

FAMILY BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, wall and floor tiling, double ended panelled bath, recessed shower enclosure with glazed door and spotlight, vanity unit having inset wash hand basin and concealed cistern WC

SECOND FLOOR LANDING

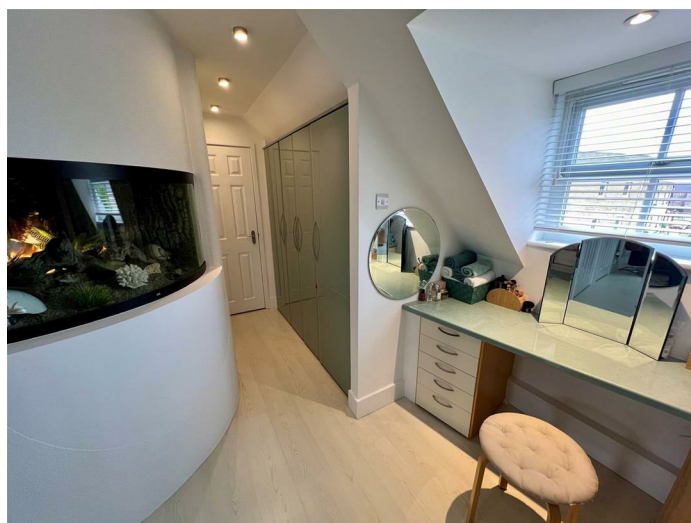
Having UPVC double glazed window to the side, ceiling light point and door opening to the

SUPERB MAIN BEDROOM
18'9" x 16'5" (5.72m x 5.00m)

Having UPVC double glazed windows to the side and front, ceiling light point, 'Velux' rooflights to the rear, door opening to the en suite, three central heating radiators, built in drawer chests and dressing table and open access to the



DRESSING AREA



Having door to the airing cupboard, recessed ceiling spotlights and built in wardrobes

EN SUITE BATHROOM



Having 'Velux' style rooflight to the rear, ceiling light point, heated towel rail, panelled bath with shower over and glazed screen, wall and floor tiling and vanity unit with inset wash hand basin and concealed cistern WC

OUTSIDE

GOOD SIZED REAR GARDEN

Having patio area with sleeper edge surround, gated side access, raised gravel area extending towards the front with double opening gates to the driveway, personnel door to the garage and good sized lawn with walled and fenced boundaries, two paved seating area and mature trees



DOUBLE GARAGE 18'9" x 16'5" (5.72m x 5.00m)



Having two up and over doors to the front driveway, light and power

GATED DRIVEWAY

Having farm style gates to the front, access to the garage and double opening gates to the rear garden



FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

COUNCIL TAX BAND

We understand that property is a band G

VIEWING

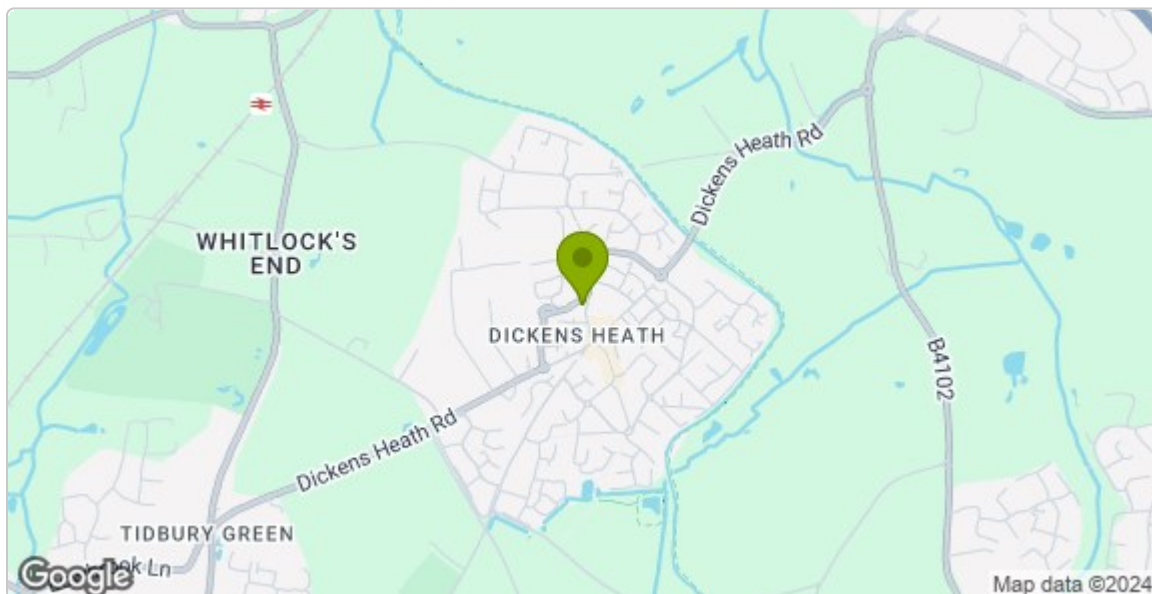
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**215 Dickens Heath Road
Dickens Heath Solihull
B90 1SB**

Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	77
EU Directive 2002/91/EC			